



Offers Over £385,000



Lovely Georgian home close to beach, golf course and all local amenities. Renovated to exacting standards, tastefully decorated and ready to move into.

Elie & Earlsferry have excellent local amenities including arguably the finest beaches within the East Neuk, 2 golf courses, a watersports centre and an array of eating establishments, shops and public houses. The historic university town of St Andrews, the home of golf is only twelve miles away and Edinburgh is only forty-four miles away.

The reception hall with handsome timber staircase leads through to the dual aspect open plan living dining room featuring oak flooring, and a stone fireplace with living gas flame fire. The adjoining contemporary kitchen has attractive cream units, a bespoke textured wall covering, Neff gas hob, extractor and oven, 'Bosch' fridge freezer and there is an integrated dishwasher. The kitchen has a back door leading out to the sheltered courtyard garden. The shower room completes the ground floor accommodation. The handsome timber staircase with central runner carpet leads up to the first floor. Bedroom one looks over the church toward Elie High Street, the two further bedrooms look over the courtyard and neighbouring gardens. A second shower room completes the first floor. Naturally the property benefits from gas central heating and sash and case glazing.



Room Dimensions

Living Dining Room	23'11 x 11'10	(7.29m x 3.61m)
Kitchen	12'2 x 8	(3.71m x 0.20m)
Bedroom 1	12'5 x 11'6	(3.78m x 3.51m)
Bedroom 2	11'1 x 9'6	(3.38m x 2.90m)
Bedroom 3	7'6 x 7'0	(2.29m x 2.13m)
Shower Room		
Shower Room		





Thorntons

Let's get a move on!

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1 Public



3 Bed



2 Bath



EPC Rating

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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